145.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,700 / 731,700
					USE VALUE:	731,700 / 731,700
					ASSESSED:	731,700 / 731,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
237		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOONEY CHRISTINE A
Owner 2:	
Owner 3:	
Street 1:	237 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Vinyl Exterior and 1344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4011.000	299,400		432,300	731,700
Total Card	0.092	299,400		432,300	731,700
Total Parcel	0.092	299,400		432,300	731,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 544.42 /Parcel: 544.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94793
GIS Ref
GIS Ref
Insp Date 12/01/17

!11308!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,400	0	4,011.	432,300	731,700		Year end	12/23/2021
2021	101	FV	290,600	0	4,011.	432,300	722,900		Year End Roll	12/10/2020
2020	101	FV	290,700	0	4,011.	432,300	723,000	723,000	Year End Roll	12/18/2019
2019	101	FV	232,200	0	4,011.	405,200	637,400	637,400	Year End Roll	1/3/2019
2018	101	FV	232,200	0	4,011.	335,000	567,200	567,200	Year End Roll	12/20/2017
2017	101	FV	232,200	0	4,011.	308,000	540,200	540,200	Year End Roll	1/3/2017
2016	101	FV	232,200	0	4,011.	281,000	513,200	513,200	Year End	1/4/2016
2015	101	FV	219,100	0	4,011.	275,600	494,700	494,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:17:37

LAST REV

Date	Time
01/02/18	08:25:42
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11308

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	2032-6 9		1/1/1990		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2016	1202	Porch	17,795					repair front porch
9/10/2014	1163	Re-Roof	6,340					Strip and re-roof.
1/3/2013	9	Manual	127,365	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
5/16/2013	Info Fm Prmt	EMK	Ellen K
1/26/2009	Measured	372	PATRIOT
11/15/1999	Meas/Inspect	263	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94793
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4011		Sq. Ft.	Site		0	80.	1.35	9									432,264						432,300	

Total AC/HA:	0.09208	Total SF/SM:	4011	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	432,264	Spl Credit		Total:	432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	367831
Depreciation:	68416
Depreciated Total:	299414

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3				Baths: 1		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

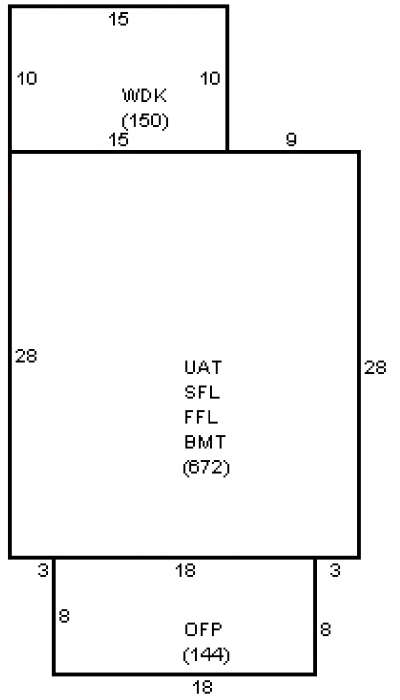
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	120.82
Final Total:	299400	Val/Su SzAd	222.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	54.120	36,371
FFL	First Floor	672	180.410	121,235
SFL	Second Floor	672	180.410	121,235
UAT	Upper Attic	168	72.160	12,124
WDK	Deck	150	12.540	1,881
OFP	Open Porch	144	27.680	3,985

Net Sketched Area:	2,478			Total:	296,831
Size Ad	1344	Gross Area	2982	FinArea	1344

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc